

Subject: 01/26/2016 02:30 PM - Planning and Land Use Management Committee Meeting
From: City Clerk
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TITLE: Planning and Land Use Management Committee Meeting
DATE: 01/26/2016
TIME: 02:30 PM

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PLANNING AND LAND USE MANAGEMENT COMMITTEE

Tuesday, January 26, 2016

BOARD OF PUBLIC WORKS EDWARD R. ROYBAL HEARING ROOM 350 - 2:30 PM

200 NORTH SPRING STREET, LOS ANGELES, CA 90012

MEMBERS: COUNCILMEMBER JOSE HUIZAR, CHAIR
COUNCILMEMBER MARQUEECE HARRIS-DAWSON
COUNCILMEMBER GILBERT A. CEDILLO
COUNCILMEMBER MITCHELL ENGLANDER
COUNCILMEMBER FELIPE FUENTES

(Sharon Dickinson - Legislative Assistant - (213)-978-1080 or email Sharon.Dickinson@lacity.org)

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Note: For information regarding the Committee and its operations, please contact the Committee Legislative Assistant at the phone number and/or email address listed above. The Legislative Assistant may answer questions and provide materials and notice of matters scheduled before the City Council. Sign Language Interpreters, Communication Access Real-Time Transcription (CART), Assistive Listening Devices, or other auxiliary aids and/or services may be provided upon request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing Sign Language Interpreters, five or more business days notice is strongly recommended. For additional information, please contact the Legislative Assistant listed above.

ITEM NO. (1)

[15-1191](#)

CD 3

Motion (Blumenfield - Bonin) relative to instructing the Department of City Planning, with the assistance of the Transportation Department, to explore parking options that will enhance the economic viability and walkability on Main Street Canoga Park, a transit oriented neighborhood generally bounded by Sherman Way between Glade Avenue and Canoga Avenue, as well as Owesmouth Avenue between Gault Street and Wyandotte Street, including to explore using the tools of a Modified Parking Requirement (MPR) Supplemental Use District, and by incorporating the parking options and findings of the currently underway Orange Line Neighborhood Transit Planning study, to address the area's limited onsite commercial parking requirements.

Community Impact Statement: None submitted.

ITEM NO.

(2)

[15-1456](#)

CD 2

TIME LIMIT: 2/21/16; LAST DAY FOR COUNCIL ACTION: 2/19/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act findings, reports from the Mayor and the Los Angeles City Planning Commission (LACPC), Resolution relative to a proposed General Plan Amendment to the Van Nuys-North Sherman Oaks Community Plan from Low Residential to Medium Residential, and Ordinance to effect a Zone Change from R1-1 and R3-1 to (T)(Q)R3-1, for the construction of a new 38-unit apartment building, comprised of three levels of residential uses over one level of at-grade parking, with a maximum height of 45-feet on two lots totaling 35,129 square feet in area, including 77 parking spaces and 42 bicycle parking spaces, for the properties located at 14305 Sherman Way and 7223 Tyrone Avenue, subject to Conditions of Approval.

Applicant: Danny Kurian / Tyrone Villas at Van Nuys, LLC

Representative: Eric Lieberman, QES, Incorporated

Case No. CPC-2015-393-GPA-ZC

Fiscal Impact Statement: Yes

Community Impact Statement: None submitted.

ITEM NO.

(3)

[15-1334](#)

CD 1

TIME LIMIT: 2/8/16; LAST DAY FOR COUNCIL ACTION: 2/5/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act findings, report from the Los Angeles City Planning Commission and Ordinance to effect a Zone Change from C2-1 to (T)(Q)RAS4-1, consistent with the adopted General Commercial land use designation, for the construction, use and maintenance of a six-story, 78 feet 10 inches high mixed-use apartment building, containing 166 residential units, approximately 6,000 square feet of ground floor retail/restaurant space, and a total of 234 on-site parking spaces, for property located at 2806-2850 West 7th Street, subject to modified Conditions of Approval.

Applicant: Maxsum Development, LLC

Representative: Milan Garrison

Case No.: CPC-2014-756-ZC-ZAA-SPR

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (4)

[15-1320](#)

CD 13

CONTINUED FROM 1/12/16

TIME LIMIT: 5/16/16; LAST DAY FOR COUNCIL ACTION: 5/13/16

Mitigated Negative Declaration, Mitigation Monitoring Program and related California Environmental Quality Act findings, Los Angeles City Planning Commission (LACPC) report, Ordinance related to a Vesting Zone and Height District Change from C4-2D to (T)(Q)C4-2D with a D Limitation to allow a maximum Floor Area Ratio (FAR) of up to 5.5 to 1 (5.5:1 FAR), and appeals filed by Fran Offenhauser, David Carrera and Stephen Nourmand (Representative for Stephen Nourmand: Jayesh Patel, Pumilia, Patel and Adamec, LLP) from part of the determination of the LACPC, approving the Zoning Administrator's Adjustment to permit zero-foot side yard setbacks in lieu of the 14 feet required by Section 12.11-C,2 of the Los Angeles Municipal Code, and approving the Site Plan Review for development project which creates or results in an increase of 50 or more guest rooms, for the demolition of a one-story, 14,208 square-foot warehouse and the construction, use and maintenance of an 11-story, 124 foot, 6 inch tall, 109,470 square-foot hotel with 200 rooms, 29 bicycle parking spaces and a subterranean garage with four levels for 144 automobile parking spaces, a lobby bar, ground floor restaurant, meeting rooms, a rooftop pool, fitness/spa and restaurant, for property located at 1523-1541 North Wilcox Avenue, subject to modified Conditions of Approval.

Applicant: 1541 Wilcox Hotel, LLC

Representative: Michael Gonzales Law Group

Case No. CPC-2014-3706-VZC-HD-ZAA-SPR

Fiscal Impact Statement: No

Community Impact Statement: None submitted.

ITEM NO. (5)

[07-1175](#)

Director of Planning oral status report relative to ongoing development of City planning policies, work programs, operations, and other items of interest.

**COMMENTS FROM THE PUBLIC ON ITEMS OF PUBLIC INTEREST WITHIN THIS COMMITTEES SUBJECT
MATTER JURISDICTION**

If you challenge this Committee's action(s) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Clerk at or prior to, the public hearing. Any written correspondence delivered to the City Clerk before the City Council's final action on a matter will become a part of the administrative record.

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